



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

RECOMMENDATION OF THE NORTHWEST DESIGN REVIEW BOARD

Project Number: 3026717

Address: 209 N 87th Street

Applicant: Julian Weber, JW Architects

Date of Meeting: Tuesday, March 20, 2018

Board Members Present: Dale Kutzera, Chair
Marc Angelillo
Christopher Bell
Emily McNichols
Keith Walzak

Board Members Absent: None

SDCI Staff Present: Allison Whitworth

SITE & VICINITY

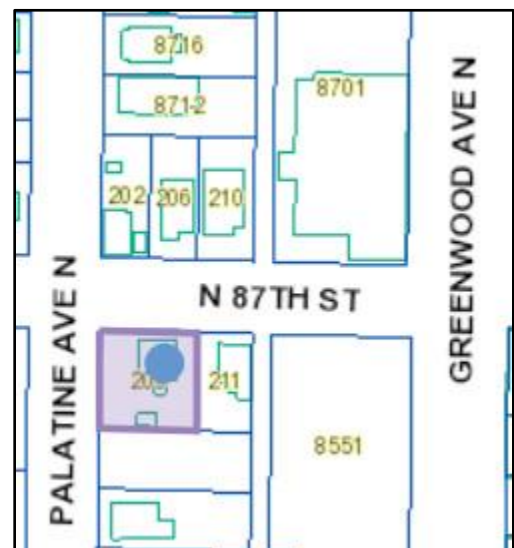
Site Zone: Neighborhood Commercial 2 with a 65' structure height limit (NC2-65)

Nearby Zones: (North) Single Family 5000 (SF 5000)
(South) NC2-65
(East) NC2P-65 (West) NC2-65

Lot Area: 6,773 square feet (sf)

Current Development:

Current development on the project site consists of a duplex dwelling constructed c. 1916 and a storage shed. The site is generally flat with several mature trees located at the southwest corner, none of which qualify as Exceptional trees.



Surrounding Development and Neighborhood Character:

A vacant lot is immediately adjacent to the project site to the south, with a six-story mixed-use apartment building proposed under project number 3026306. To the east is a two-story duplex dwelling constructed c. 1912. A vacant lot and surface parking are located to the east across Palatine Avenue N. Single family residences are located across N 87th Street to the north.

The site is located within the Greenwood-Phinney Ridge Residential Urban Village and the Greenwood Town Center as identified in the Greenwood/Phinney Design Guidelines. Primarily commercial uses are located along Greenwood Avenue N, generally transitioning to a mix of multifamily structures at the N 87th St. intersection. Development to the east and west of the Greenwood Avenue corridor transitions to single family residences. The Greenwood Town Center is characterized by generally utilitarian, traditional architectural styles and a historic pattern of small-scale storefronts.

Access:

Existing vehicular access to the site is via a curb cut on N 87th Street. The applicant does not propose any vehicular access. Pedestrian access is via adjacent sidewalks on N 87th St. and Palatine Ave. N.

Environmentally Critical Areas:

The site is located within a Category 1 Peat Settlement Prone Environmentally Critical Area.

PROJECT DESCRIPTION

Design Review Early Design Guidance application proposing a six-story, 52-unit apartment building (49 apartments and three small efficiency dwelling units) with 3,128 sq. ft. of ground floor commercial. Existing building to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCl:

Mailing **Public Resource Center**
Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Expressed concern regarding construction in a peat settlement prone environmentally critical area and noted a previous subsurface study of the critical area had been conducted.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with impacts to the peat settlement prone environmentally critical area are reviewed as part of the environmental review and building permit review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

- 1. Massing and Form.** The Board discussed the three massing schemes presented. While intrigued with the fabric concept expressed in Scheme 1, the Board ultimately agreed Scheme 3 provided a better response to the zone transition and supported that option as the basis for further refinement, with the following guidance:
 - a. The Board observed that the overall massing moves are too tentative and greater manipulation of the massing is needed to reduce the bulk, respect the zone transition and strengthen the architectural concept. The Board recommended increased modulation and erosion of the massing. (CS2-C-1 Corner Sites, CS2-VII-i. Reducing Visual Mass)
 - b. The Board agreed an increased upper level setback is needed on the north façade in response to the transition to single family zoning across N 87th Street. (CS2-D-3 Zone Transitions, CS2-D-4 Massing Choices)
 - c. The 5' setback from the east property line was generally supported. (CS2-D Respect for Adjacent Sites)
 - d. The Board supported the void or erosion of the southwest corner as an appropriate response to the upper level setback of the proposed adjacent development. (DC2-A-1 Site Characteristics and Uses, DC2-C-3 Fit With Neighboring Buildings)
 - e. At the Recommendation Meeting, the Board would like to see elevation drawings of the Palatine Avenue façade which include the proposed development to the south and illustrate the massing and composition relationship between the two projects.

- 2. Arrangement of Ground Floor Uses.** The Board discussed the three ground floor schemes presented and was not convinced any of the options provide the optimal arrangement of uses to best support function and maximum use of the courtyard. The Board requested further exploration of the arrangement of ground floor uses with the following guidance:
- a. The location of the lobby at the northeast corner presented in massing Scheme 3 was generally supported. (DC1-A Arrangement of Interior Uses)
 - b. The Board noted that the location of trash storage and the service alley adjacent to the lobby is problematic, and recommended separating the service alley from the lobby. (DC1-A Arrangement of Interior Uses)
 - c. The Board requested exploration of providing a more direct connection from the street to the bike storage room. (PL4-A-2 Connections to All Modes, PL4-B-3 Bike Facilities)
 - d. The Board questioned the viability and functionality of the courtyard at the southeast corner of the site, and requested study of alternate courtyard locations which take advantage of light exposure and other environmental conditions to create a functional exterior amenity space. (DC3 Interior/Exterior Fit, DC3-B-4 Multifamily Open Space)
 - e. The proposal should create a visual connection between the street and the courtyard and incorporate the courtyard into the tenant experience of the ground level. (DC1-A-4 Views and Connections, PL1-I-I Pedestrian Open Spaces)
- 3. Neighborhood Compatibility and Ground Level Treatment.** The Board discussed the compatibility of the modern, transparent character of the ground level façade indicated in the conceptual renderings with the small-scale storefront character of the surrounding neighborhood and provided the following guidance:
- a. The Board agreed articulation of the ground level facade should reference the rhythm of the small-scale storefront pattern of the neighborhood and incorporate design elements which break up the long street level facades. (CS3-A-1 Fitting Old and New Together, CS2-V-i Continuity)
 - b. The Board expressed support of the wrapped awning element indicated in the conceptual renderings on pg. 40 of the EDG packet. The Board recommended further exploration of how this element can be used to reduce the perceived length of the façade and define the entries. (DC2-C Secondary Architectural Features, CS2-V-i Continuity)
 - c. At the Recommendation meeting, the Board would like to see how the various entry types will be differentiated and detailed. (PL3-A Entries)
 - d. The Board supported the material treatment of the northeast corner indicated in the conceptual rendering on pg. 40 of the EDG packet, including wrapping the material onto the east façade. (DC4-A-1 Exterior Finish Materials)

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Stated the massing and materials are different and interesting.
- Observed that black windows rather than white would create a better connection to the ground level.
- Stated the logic of the window placement and alignment is difficult to understand.
- Stated that overall the design is successful.

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PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following recommendations.

1. Massing & Architectural Concept:

- a. The Board discussed the response of the massing to the guidance given at EDG and agreed the erosion of the massing continued to be tentative. The Board encouraged strengthening the massing moves into bolder elements but declined to recommend this as a condition. (DC2-A Massing, CS2-VIII Mass and Scale)
- b. The Board questioned the introduction of the fabric concept with the folding upper level setback and the relationship to the rest of the building but did not recommend any design changes. (DC2-B-1 Façade Composition)
- c. The Board was concerned with the material transition between the lap siding clad volume and the corrugated metal above the residential entry. To address this concern, the Board recommended a condition that the corrugated metal clad wall be setback a minimum of 1'. (DC2-B-1 Façade Composition, DC4-A Materials)
- d. The Board agreed that the height of the parapet walls at the rooftop and voids created an awkwardly sized window header and recommended a condition to raise the height of the fifth level parapet. (DC2-B-1 Façade Composition)

2. Fenestration & Façade Composition

- a. The Board was concerned with the window selection and configuration, noting that the domestic character of the windows does not support the modern design concept for the structure. The Board further stated that the number of window styles and proportions resulted in a busy composition that competes with the prominence of the massing voids. As a condition of approval, the Board recommended refinement and simplification of the window composition. The Board identified the precedent

image in the top right corner of pg. 15 of the Recommendation packet as a successful example of simple, organized fenestration. (DC2-B-1 Façade Composition, CS3-A-2 Contemporary Design)

- b. The Board supported the composition of the east façade and did not recommend any changes. (DC2-B-1 Façade Composition, CS3-A-2 Contemporary design)
- c. The Board acknowledged public comment and discussed the color of the windows in relationship to the overall façade composition. The Board agreed that the contrast of the white windows detracted from the façade and recommended a condition that the window frames should closely match the cladding color: gray window frames should be used with the gray lap siding, white windows should be used with the metal panel, and the color which creates the least contrast should be used for the windows within the yellow metal panel. The Board supported the black storefront windows at the black brick base. (DC2-B-1 Façade Composition)

3. Commercial Storefront & Southwest Corner:

- a. The Board acknowledged the lack of commercial entries along Palatine Ave N and noted that the glazed recess appeared to be an obvious location for an entry. The Board agreed that the storefront should be designed with flexibility to allow entries along Palatine Ave N in the future and recommended this as a condition of approval. (PL3-A Entries, PL3-C-1 Porous Edge, DC1-A-3 Flexibility)
- b. The Board gave guidance to provide a continuous canopy along the storefront and recommended this as a condition of approval. (PL2-C Weather Protection, CS3-II Compatibility)
- c. The Board debated whether a two-story base expression at the southwest corner would create a stronger proportional relationship to the structure above and better respond to the adjacent project to the south. Ultimately the Board agreed that a solid masonry wall in this location as shown in the code compliant perspective image on pg. 50 of the Recommendation packet would create a better transition to the adjacent project. This was recommended as a condition of approval. As the storefront composition is modified in response to this condition, the Board is open to removal of the recessed glazed area to resolve the storefront proportions. (DC2-C-3 Fit With Neighboring Buildings, DC2-B-1 Façade Composition)

4. Materials

- a. The Board strongly supported the proposed material palette. The Board noted that the proposed brick lacks similarity to clinker brick as described by the applicant but did not recommend any changes. (DC4-A Materials, DC4-II Exterior Finish Materials)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Recommendation meeting the following departure was requested:

1. **Non-residential Street-level Depth (SMC 23.47A.008-B.3):** The Code requires a 30' average depth for non-residential street-level uses. The applicant proposes a 27'-3" average depth along Palatine Avenue N, a 9.2% reduction.

While acknowledging that the response to the condition concerning the southwest corner might eliminate the need for a departure, the Board approved the departure request as it allows commercial use along the entire Palatine Avenue N frontage while a ground floor layout meeting the depth requirement would result in the transformer room being located at the street. The Board agreed that the resulting design better meets Design Guideline DC1-A Arrangement of Interior Uses.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Greenwood/Phinney Supplemental Guidance:

CS3-II Compatibility

CS3-II-i. Existing Pattern: Consider using the human-scale historical pattern of storefronts on Greenwood Avenue North as a guide in developing new structures abutting TownCenter streets. New development should respond to Greenwood's existing context by matching window and opening proportions, entryway patterns, scale and location of building cornices, proportion and degree of trim work and other decorative details, and employing a variety of appropriate finish materials.

PUBLIC LIFE

Greenwood/Phinney Supplemental Guidance:

PL1-I Pedestrian Open Spaces and Entrances

PL1-I-i. Pedestrian Open Spaces: Small, usable open spaces are an important design objective. Open spaces incorporating the following features are encouraged with new commercial and mixed-use development:

- a. Good sun exposure during most of the year
- b. Located in areas with significant pedestrian traffic
- c. Storefront and/or residential windows face onto open space, at or above the ground level
- d. There are a variety of places to sit
- e. Pedestrians have something to look at, whether it is a view of the street, landscaping, a mural, etc.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage façades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

Greenwood/Phinney Supplemental Guidance:

DC2-III Mass and Scale

DC2-III-i. Perceived Mass: Consider reducing the impact or perceived mass and scale of large structures by modulating upper floors; varying roof forms and cornice lines; varying materials, colors and textures; and providing vertical articulation of building facades in proportions that are similar to surrounding plat patterns.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the Recommendation meeting, the Board recommended approval of the project with conditions.

The recommendation summarized above was based on the design review packet dated Monday, March 19, 2018, and the materials shown and verbally described by the applicant at the Monday, March 19, 2018 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and

reviewing the materials, four of the five Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Setback the corrugated metal wall above the residential entry a minimum of 1' from the lap siding clad volume.
2. Raise the height of the fifth level parapet.
3. Simplify the window composition.
4. Revise the window frame colors to closely match the cladding color: use gray window frames with the gray lap siding, white windows with the metal panel, and the color which creates the least contrast for the windows within the yellow metal panel. Maintain the black storefront windows at the black brick base as shown.
5. Design the commercial storefront with flexibility to allow future entrances on Palatine Ave N.
6. Provide a continuous canopy along the storefront.
7. Provide a solid masonry wall at the southwest corner as shown in the code compliant perspective image on pg. 50 of the Recommendation packet.